

# TAMB

Tamilnad  
Mercantile  
Bank Ltd

Be a step ahead in life

Regd. Office: 57 VE Road, Thimthukudi - 578 002, Website: www.tmb.ln

19 F, B.V.K.Iyengar Road, Abhinay Theatre Complex, Bengaluru- 560009  
**Bangalore City Branch**

Date: 07.03.2024

1. **M/s. Radhabai Associates**  
**Represented by its partners**  
No.3/8-1, Mylasandra Village,  
Kengeri Hobli, Bengaluru – 560 059. .... **Borrower**
2. **Mr.R.Devasenapathi, S/o.Mr.A.S.Rajagopalan** .... **Partner/ Guarantor/ Mortgage**
3. **Mr.R.Kulbhushan Pandian, S/o.Mr.A.S.Rajagopalan** .... **Partner/ Guarantor/ Mortgage**
4. **Mr.A.S.Rajagopalan, S/o.Mr.Shenbagarajan**  
**No.2,3& 4 are residing at**  
No.646, 7th Cross, 4<sup>th</sup> Main, 4<sup>th</sup> Stage,  
BEML Layout, R.R.Nagar,  
Bengaluru - 560098 ..... **Guarantor**
5. **Mr.Sundaresan, S/o.Mr. A.S.Natarajan**  
C/o.Saravanakumar.B,  
S-4,Mana Cadeo,  
11, D' Silva Layout  
6<sup>th</sup> Cross, White field,  
Bangalore-560066 ..... **Guarantor/ Mortgage**

#### **Sale Notice for Sale of Immovable Properties through E- Auction**

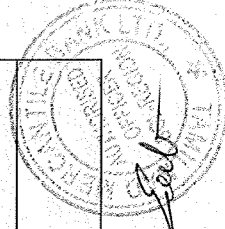
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, **M/s.Radhabai Associates, represented by its partners**, and the Partners cum Guarantors **Mr.R.Devasenapathi, S/o.Mr.A.S.Rajagopalan, Mr.R.Kulbhushan Pandian, S/o.Mr.A.S.Rajagopalan and the Guarantors Mr.A.S.Rajagopalan, S/o.Mr.Shenbagarajan & Mr.N.Sundaresan,S/o.Mr. A.S.Natarajan** that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Tamilnad Mercantile Bank Limited, Bangalore City branch**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.03.2024**, for recovery of **Rs.3,85,06,135.39** (Rupees Three Crores Eighty Five Lakh Six Thousands One hundred thirty five and paise Thirty nine only) {i.e.,**Rs.3,19,67,568.10** in Cash Credit & **Rs.65,38,567.29** in Term Loan (GECL)} as on 04.03.2024 due to **Tamilnad Mercantile Bank Limited, Bangalore City Branch** with subsequent interest and expenses.

	<b>Description of the Properties</b>
<b>Property No.1</b>	Vacant residential site to the extent of 1200 sq.ft bearing Site No.87, Pattanagere CMC Khatha Old No.479, New No.69, formed in Sy No.67 at Halagevaderahalli, Kengeri Hobli, Bangalore South Taluk, Bangalore standing in the names of <b>Mr.R.Devasenapathi and Mr.R.Kulbhushan Pandian.</b> <b>Boundaries:</b> North : Site No.99 South: Road East : Remaining portion of the same property West : Site No.88
<b>Property No.2:</b>	Vacant residential site to the extent of 1200 sq.ft bearing Site No.88, Pattanagere CMC Khatha Old No.479, New No.69, formed in Sy No.67 Halagevaderahalli, Kengeri Hobli, Bangalore South Taluk, Bangalore standing in the names of <b>Mr.R.Devasenapathi and Mr.R.Kulbhushan Pandian.</b> <b>Boundaries:</b> North : Site No.99 South: Road East : Site No87 West : Site No.89

#### **TERMS & CONDITIONS**

<b>E - Auction website</b>	<a href="https://sarfaesi.auction.ger.net">https://sarfaesi.auction.ger.net</a>
<b>Reserve Price (Upset Price) for Property No.1 and 2 together with</b>	<b>Rs.1,01,00,000/-</b> <b>(Rupees One Crore and One lakh Only)</b>
<b>Date and time of e-auction</b>	<b>27.03.2024</b> between 01.00 P.M and 02.00 P.M with auto time extension of 5 minutes each, till sale is concluded.
<b>Earnest Money Deposit for Property No.1 and 2 together with</b>	<b>Rs.10,10,000/-</b> <b>(Rupees Ten Lakh and Ten thousand Only)</b>



<b>Last date for submission of bid form with EMD</b>	Bid Form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before <b>26.03.2024 within 04.00 P.M.</b>
<b>Place of Submission of BID form and EMD</b>	<b>Tamilnad Mercantile Bank Ltd.</b> Bangalore City Branch 19 F, Abhinay Theatre Complex, BVK, Jengar Road, Bengaluru -560009.
<b>Bid Multiplier</b>	<b>Rs. 50,000/- (Rupees Fifty Thousand Only)</b>

**Other Terms & Conditions**

1. The intending bidders may inspect and satisfy themselves about the properties and may approach the Branch Manager to inspect the properties /documents related to the property/properties between 10.00 A.M. and 4.00 P.M., before the auction date. (Phone No.080-22874675, 22870586, 22873424, 22280540 & Mobile: 9880885771) or Chief Manager, Bengaluru Region @ Mobile No.:09740084756.
2. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) immediately on the same day or the next working day without fail and EMD shall be adjusted towards 25% of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of 25% of the bid amount as stated above, the EMD will be forfeited and the property shall forthwith be sold again by public auction.
3. The successful bidder shall deposit the balance 75% of the bid amount within 15 days from the date of confirmation of the sale or such extended period as agreed upon in writing by the Authorised Officer/Secured Creditor at his discretion. In case of any default in depositing the amount within the stipulated period, the deposit will be forfeited as per sub Rule (5) of Rule (9) of Security Interest (Enforcement) Rules 2002 and the property shall be resold and the defaulting purchaser will forfeit all his/her claims to the property or to any part of the sum for which it may be subsequently sold.
4. No interest shall be payable on any amount deposited for participation in the bid under the SARFAESI Act.
5. To the best of knowledge and information of the Authorised Officer, the properties are not subject to any encumbrance. The Authorised Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other statutory dues to the Government or anybody in respect of the property/ies under sale.
6. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
7. The Authorised Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorised Officer also has the right to reject the Bid Form of the intending bidder if its not in order.
8. The property/properties will not be sold below the reserve price fixed above.
9. The intending bidders should bring any one of the proof of identity, i.e., Aadhaar Card, Passport, Driving License, Ration Card, Voter ID, PAN Card, etc., at the time of participating the bid.
10. The Sale Certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the Sale Certificate.
11. Successful bidder/purchaser will deduct TDS@\*% on sale proceeds as per sec. 194(1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan Ir Form 26QB and submit the original receipt of TDS Certificate to Bank. (Rs.50.00 Lakh and above property)
12. The sale notice is also uploaded/published on website([www.tmb.in](http://www.tmb.in)).

**Note:**

1. There are some court attachments/injunction/status Quo orders which have been recorded by some Sub Registrar Offices at Bangalore in the above said properties based on the orders passed by the Principle City Civil Court and Sessions Judge, Bangalore in some Civil Suits filed by third parties by disputing the Survey numbers of the mortgaged Plots. The suit number details related to such entries in the SRO are O.S.No.9295/2013, O.S.No.845/2016, O.S.No.2212/2014, O.S.No.420/2011, O.S.No.800/2016 and O.S.No.26143/2020. Since our Bank is a secured creditor and also we are having the mortgage charge over the said properties, we have brought these properties for auction sale.
2. Bid form for participating in the e-auction is available in the website <https://sarfaesi.auctiontiger.net>.
3. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID {e-mail ID is absolutely necessary for the intending bidder} with regard to other relevant information and allotment of ID & password.

4. For participating in the e-auction Contact: M/s E-Procurement Technologies Ltd Ahmedabad Help Line: No. 079-40230825 | 826 | 827 | 813 | 814 | 815 | 816 | 817 | 818 | 819/800 | Email: [spvr@auctiontiger.net](mailto:spvr@auctiontiger.net) & [tamilnadu@auctiontiger.net](mailto:tamilnadu@auctiontiger.net).

Place: Bengaluru  
Date: 07.03.2024

*S. Balu*  
**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd.**  
Bengaluru Region.  
(For Bangalore City Branch)

